



PLAZA ALAMOS CORNER

From \$1,272,000
MXN

PRICE

—

BEDROOMS

—

BATHROOMS

41.88 – 127.73 m²
451 – 1375 ft²

AREA

Cancún
Quintana Roo

LOCATION

DESCRIPTION

These presale commercial spaces in South Cancun offer an interesting opportunity for investors looking for retail real estate supported by everyday local activity rather than relying exclusively on tourism. The new commercial plaza is positioned directly across from Colegio Álamos, serving primary, middle and high school students, as well as FILMA, Centro Universitario de las Artes, and only steps from Teatro Álamos. This surrounding educational and cultural environment can generate recurring movement from students, parents, teachers, staff, visitors and residents of the southern Cancun area.

For many types of businesses, this creates a different commercial dynamic from developments located primarily in tourist corridors. One of the most distinctive physical characteristics of the spaces is their 5.50-meter ceiling height. This vertical volume allows the units to incorporate a functional mezzanine while maintaining a generous sense of space on the main level. Importantly, the mezzanine is delivered already built....

Technical sheet

TYPE	Commercial
OPERATION	Sale
DELIVERY	Pre-sale
PRICE	From \$1,272,000 MXN
BEDROOMS	—
BATHROOMS	—
AREA	41.88 – 127.73 m ² / 451 – 1375 ft ²
LOCATION	Cancún, Quintana Roo
ADDRESS	Zona Sur, Cancun
COORDINATES	21.1137, -86.8913

Technical sheet

FULL DESCRIPTION

...Buyers therefore receive additional usable construction without having to plan and execute this expansion after taking possession. With the mezzanine included, the commercial spaces offer approximately 78 m² of average total construction area.

This two-level configuration provides greater flexibility for different business models. Depending on the operator, the mezzanine can function as an office, administrative area, storage space or an extension of the commercial floor, while the lower level remains dedicated to customers and daily operations.

The project is currently offered during its presale stage, allowing investors to enter before the plaza reaches its completed commercial phase. It is also the eighth commercial plaza undertaken by the same development group, adding continuity to its experience within this specific real estate segment.

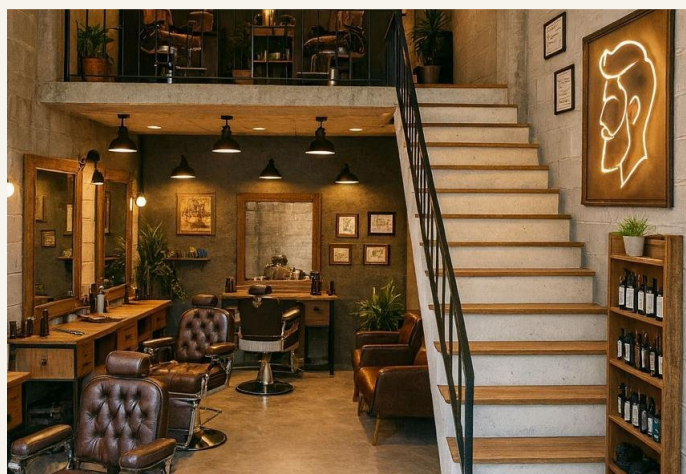
These commercial spaces in South Cancun may appeal both to entrepreneurs planning to operate their own business and to investors seeking a property that could later be leased to a commercial tenant.

What is the approximate size of each commercial unit? Around 78 m² on average, including the completed mezzanine.

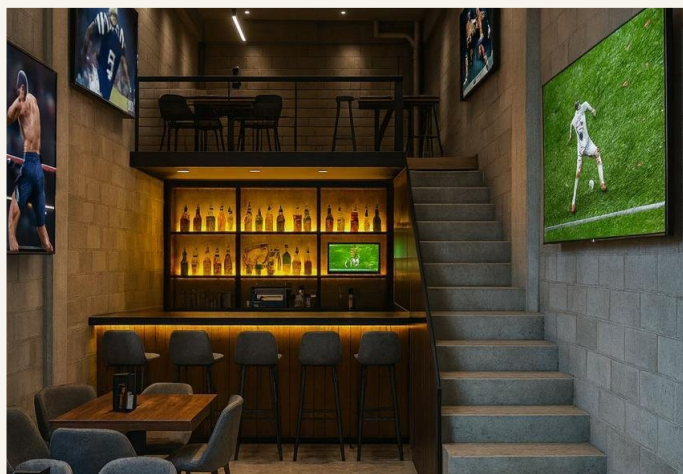
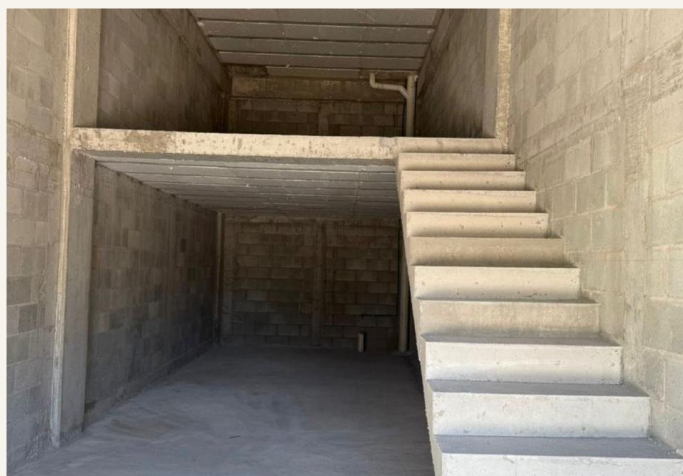
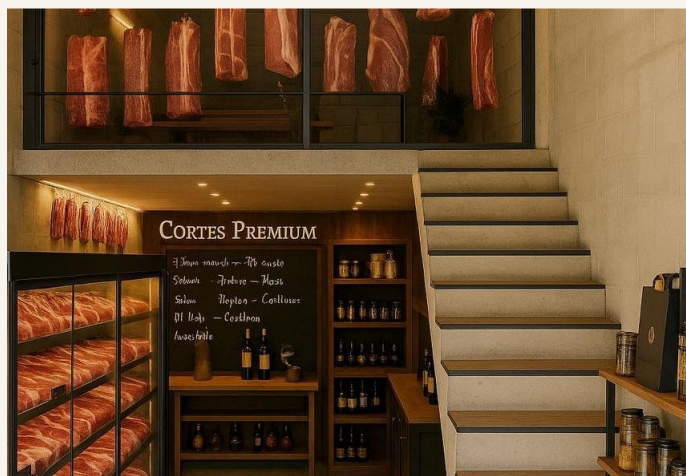
Where is the plaza located? In South Cancun, across from Colegio Álamos and FILMA, and just steps from Teatro Álamos.

Contact L'Agence to review available units, individual locations within the plaza and current presale conditions.

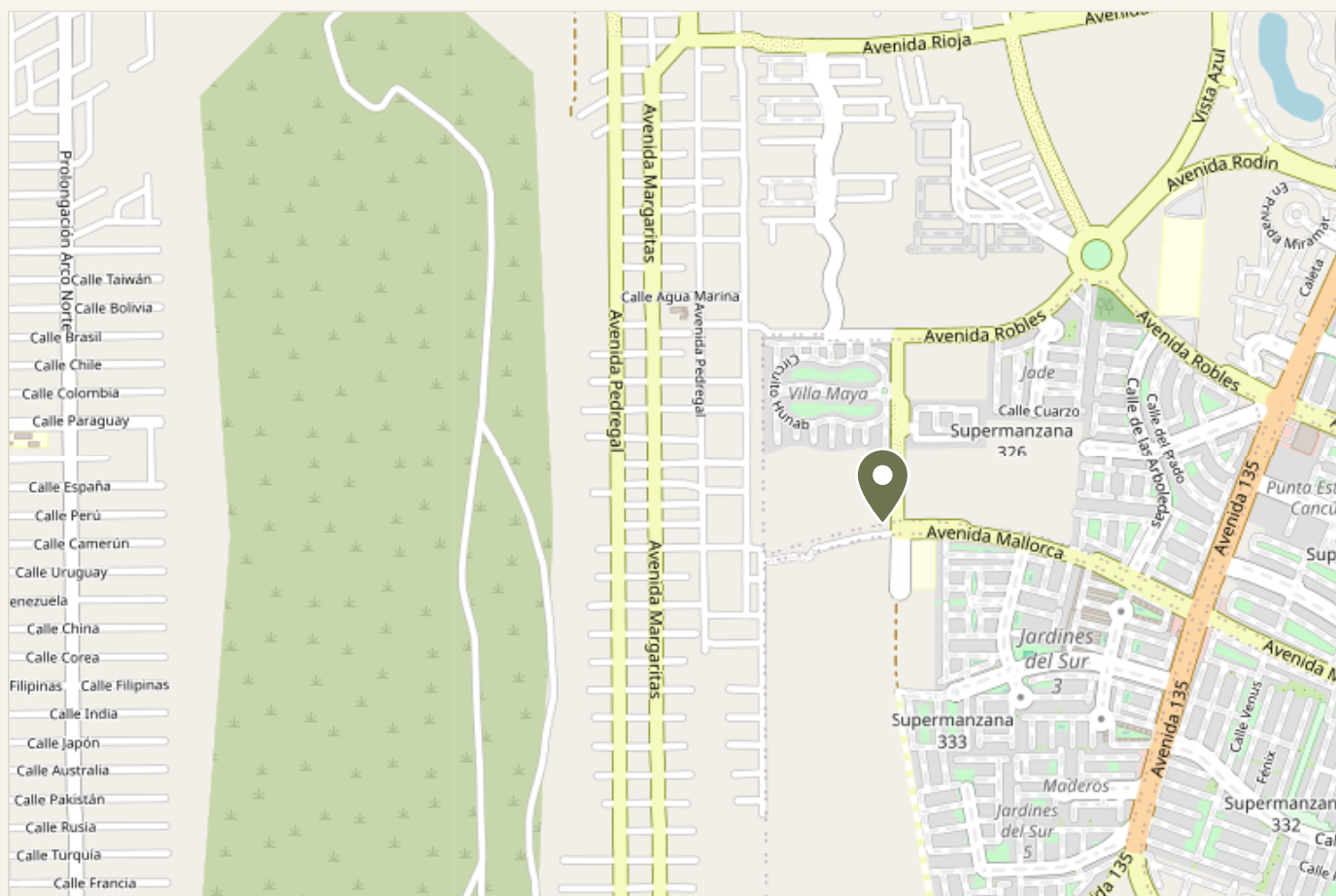
Gallery 1/2



Gallery 2/2



Location



LOCATION

Cancún, Quintana Roo

Zona Sur, Cancun

Coordinates: 21.1137, -86.8913

© OpenStreetMap contributors